



Foggy Bottom News

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Historic District Status For Foggy Bottom What Will It Mean?

Part II

By Emily Holding Elg

Editor's Note: The first part of this two-part series appeared in the March 1986 issue of Foggy Bottom News. Part one discussed the definition of an historic district, permit review and federal tax benefits.

Applying For Permits to Work on a Building Within an Historic District

First, it is important to remember that any and all construction or demolition related to privately owned buildings in the District of Columbia requires a permit. *Individually designated landmarks and buildings within historic districts do not require any type of permit that is not normally required by the D.C. Building Code.*

Permits are required for new construction and foundations; additions, alterations and repairs to existing buildings; demolitions; construction of a retaining wall, fence, shed, garage, or vault; erection of a sign or awning; and layout of interior space for tenants in new or existing commercial buildings.

For these purposes, an "alteration" is defined as change in the exterior appearance of a building including fences, walls, awnings, projections beyond the building line, swimming pools, flag poles, floodlight poles, radio and television towers, cleaning building exteriors by sandblasting, and advertising devices. "Subdivision," as reviewed under D.C. Law 2-144, is defined as a division of a recorded lot into two or more lots. Permit review by the HPRB does not include interior work, or any work that does not normally require a permit.

The difference for owners of buildings in historic districts is that any exterior alteration, demolition, or subdivision which affects an historic property or any new construction within an historic district must be examined by the Historic Preservation Review Board.

Where do I apply for such a permit?

Contact: Permit Processing Center, Department of Consumer and Regulatory Affairs, 614 H Street, N.W., Room 220, Washington, DC 20001; Main Telephone: 727-7000.

(continued on page 2).

Meeting Foggy Bottom Association

Joint FBA & ANC Meeting

8:00 P.M.
MAY 27, 1986

St. Paul's Parish House
2430 K Street, N.W.

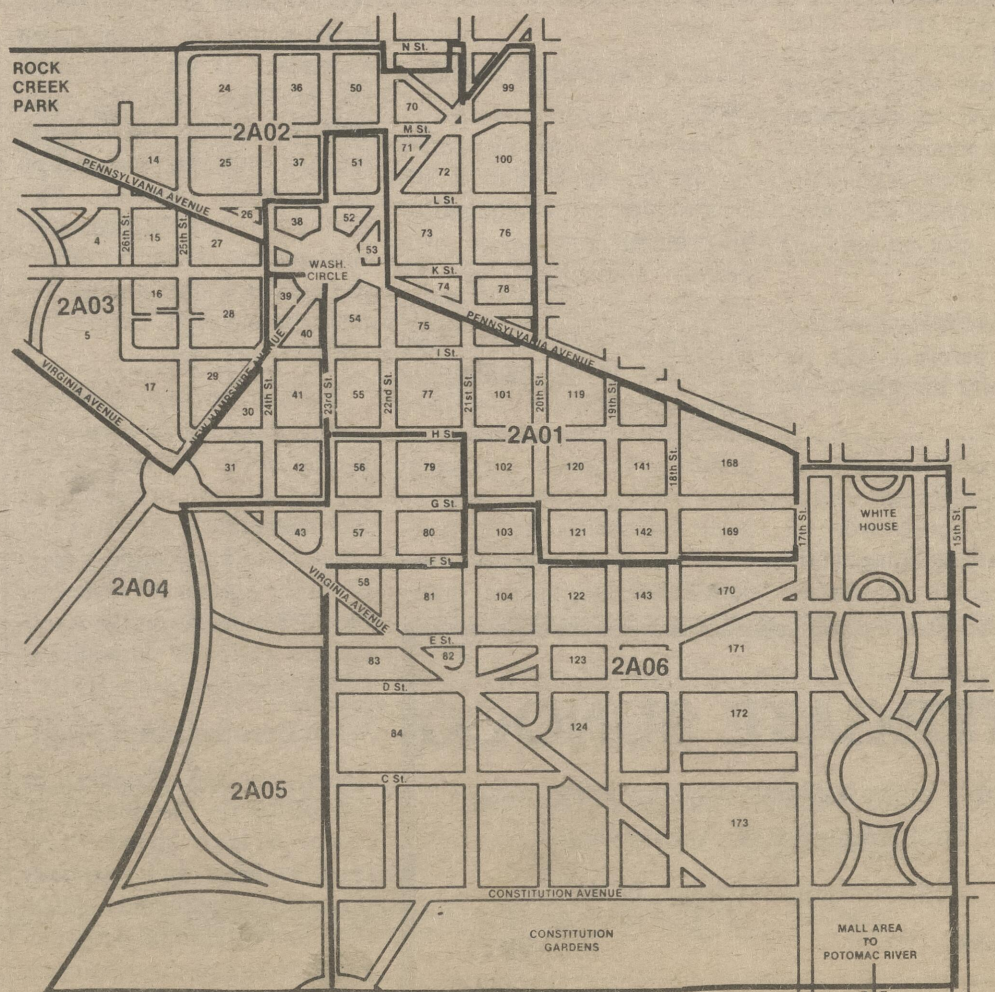
REPORT ON CAMPUS MASTER PLAN — AND A CALL TO ACTION

By
Steve Levy, Geoffrey Stamm
and Lois Zuckerman

Introduction

This article summarizes most of the major elements of the George Washington University's current proposed Campus Master Plan, and highlights those elements which will have a significant adverse impact on the Foggy Bottom and West End Community. Adverse impact extends well beyond the campus boundaries. Many university uses are already off-campus and much of the new construction would take place on the edge of the campus. GWU proposes to eliminate much of the parking in the area and push traffic and people hunting for parking off campus. Almost no portion of the neighborhood escapes unscathed. We ask that you call the Mayor's office and city councilmembers to urge that the Plan's bad effects be removed *before* the Board of Zoning Adjustment approves it. We need your help!

(Continued on page 4)



What happens when I apply for a permit for a building in an historic district?

Whenever someone applies for a construction or demolition permit, the Permit Processing Center staff checks to see if the building to be affected is an historic landmark or is within a National Register Historic District. If the building is protected by the law, then the applicant is required to forward the application to the HPD for examination before it is processed by the Permit Processing Center. If not, the permit is processed by that office.

When the HPD receives the application, its staff reviews the forms to ensure that all necessary information has been included. The staff then researches the building to be affected. Often, a member of the professional staff will contact the applicant to discuss the proposed work, possibly requesting additional information or suggesting ways to make the design more appropriate to the affected building or the district; often he or she will visit the site to assess the situation. The staff then prepares a written statement recommending action to the HPRB. A favorable staff review is the first step toward receiving approval for work affecting an historic building.

The Historic Preservation Review Board

What Types of Review Does the HPRB Conduct?

Depending on the complexity of the proposed work, once a construction permit is filed, your project will undergo a one-step or two-step review. Small and simple projects usually go directly to Final Review before the HPRB. The two-step review requires a Preliminary Review and a Final Review. A third option is the choice of a Conceptual Review prior to applying for a permit.

Can I find out if the project is appropriate before I take the time to fill out the permit application?

The HPD staff is usually willing to offer advice on the advisability of proposed work affecting historic buildings. If the proposed work is substantial,

complicated or potentially controversial, it is possible to have the HPRB review the project as a Conceptual Review. This is a preliminary consultation with the HPD staff and the HPRB; it takes place *before* the construction permit application is officially filed at the D.C. Permit Processing Center.

To apply for conceptual review, it is necessary to submit a request form, comprehensive photographs of the building or site and its immediate neighborhood, and architectural drawings which adequately indicate the effect of the work on the building. Several sets of these materials may be required.

In a complex or controversial project, a conceptual review can direct the owner toward an appropriate change before too much time or money is invested.

What is Preliminary Review?

Preliminary Review is an official review by the HPRB. Like the Conceptual Review, the preliminary review gives the HPRB the opportunity of advising on the appropriateness of a complex or controversial project at a fairly early stage in the project. However, a submittal for Preliminary Review requires all of the materials required for conceptual review, a completed permit application, and approval by the Zoning Administrator. Any changes required by the HPR must go back through the Zoning Administrator for joint approval. While a preliminary review can save time for the owner if the proposed work is approved, it can be expensive to redo documents if it should be disallowed.

What is Required for Final Review?

Final review takes place *after* the permit application is officially filed and is required of all projects. Final review of a permit application by the HPRB must review a permit application within 120 days from the permit application date. For projects that have completed conceptual review or preliminary review, the actual final review process can be brief. Submittals for final review require photographs and substantive architectural draw-

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ings that clearly indicate the proposed work. Samples of materials should be included. In addition, a completed permit application and approval by the Zoning Administrator is needed.

Who Should Present the Project to the HPRB?

The owner or his or her representative usually presents the project to the HPRB. The review sessions follow specific procedures, but are somewhat informal. Often an architect makes the presentation.

Who Else Can Speak at These Sessions?

Community organizations with an interest in preservation often take an active role in monitoring proposed changes to the historic neighborhood and send representatives to voice their groups' support of or opposition to a proposed project. Advisory Neighborhood Commissions usually comment on substantive proposals. Representatives of these organizations keep informed of the proposed work by the HPD staff or through official notification, and the HPD staff recommends contacting the groups ahead of time for advice and comments on your proposals.

How does the HPRB conduct its review?

The HPRB considers applications for conceptual, preliminary and final design review at its regularly scheduled meetings. It handles its review in two ways: the Consent Calendar and the Agenda.

Consent Calendar. Some projects are simple and small enough to be placed on the "Consent Calendar." If the HPD staff, the applicant, and the community monitors are in agreement, the application is put on the consent calendar. This means that the HPRB passes its final review authority directly to the HPRB staff and no formal presentation before the HPRB is necessary.

Agenda. Projects that are more substantive in nature are placed on the "Agenda." If the HPD staff, the applicant, or the community monitors request it, the application is placed on the agenda for review by the HPRB. Items on the Agenda are reviewed formally at public meetings of the HPRB.

When Does the HPRB Meet?

Meetings are scheduled by the HPRB on the third Wednesday of every month to receive evidence and testimony on construction permit applications and conceptual design reviews. Notice of the meetings is given at least ten days in ad-

vance, but to get on the agenda you have to have made arrangements with staff three weeks before the meeting date. At the HPRB meeting, the architect and owner are generally expected to make a presentation, using drawings that best illustrate the project to the Board.

At the meeting, the HPRB can decide to make a favorable recommendation to the Mayor's Agent; make a favorable recommendation pending minor changes which are then reviewed by staff; or request re-study entailing resolution of preservation-related problems and further review by the HPRB. Though this rarely happens, it can reject a proposal outright.

What happens after the HPRB recommends in favor of granting the permit?

Once the HPRB has recommended in favor of the alteration, new construction, demolition or subdivision permit application, this recommendation is sent to the Mayor's Agent for Historic Preservation. The Mayor's Agent is a D.C. official who is designated by the Mayor to officially approve certain preservation matters. In most cases, the Mayor's Agent follows the HPRB's recommendation on the issuing of permits.

When the permit application has been approved by the Mayor's Agent, the applicant is notified. He then must return to the Permit Processing Center to receive approval for sewage, zoning, transportation, fire, mechanical, structural, and electrical systems. After the property owner has acquired all other necessary permit approvals for the project,

and has paid required fees, a permit is then issued and work can begin.

What can I do if the HPRB does not approve my permit?

If the HPRB does not view the proposed work as appropriate to the character of the historic district, the HPRB will recommend to the Mayor's Agent that the permit application be denied. The applicant can then request a public hearing directly before the Mayor's Agent. The Mayor's Agent has final authority in this process.

N.B. This article is based on the soon-to-be-published guide to the D.C. historic preservation process prepared by Elise Quasebarth for the D.C. Preservation League, under the auspices of the D.C. Historic Preservation Division.

NOMINATING COMMITTEE CHOSEN — NOMINEES REQUESTED

Anne Lomas has been named chairperson of the Nominating Committee charged with submitting names of persons to be nominated for election as officers or Board members at the June 30, 1986 election. Other members of the Committee are Jim Champagne, Mary Healy, Beth Marcus and Jon Nowick. FBA members are invited to submit the names of people they would like to be considered for nomination to any member of the Committee. The Committee's nominations will be reported in the June issue of the *Foggy Bottom News*.

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Crimewatch

by Bob Alcorn

There are two points to talk about this month. The first concerns our apartment houses, rental or otherwise. I hear from a number of people that they have tightened up security, watch like hawks so that no illegal person can get in-front or back doors and yet when I go by some of the buildings I see first floor windows wide open with no screens and valuables visible from the sidewalk. Sometimes these windows stay open all day even when the tenant is at work. There is very little use for a tight building security committee when the residents completely disregard committee recommendations. An unat-

tended open window on the first floor is not only an invitation but also a means of entry through the apartment door to the rest of the building. If the resident is at home, it is a different matter. And, please be more careful with your viewable valuables; thieves can have "14-foot arms." All in all, though, I'm getting better reports from the various buildings which show me that people are beginning to be aware of potential problems.

The second concerns residents all over the Bottom. I constantly see and people report the common practice of a resident double-parking, leaving the car door ajar and rushing in with groceries, etc., perhaps planning to stay just a second but often disappearing

for as much as ten minutes. All this time the car is running, keys are in the ignition and all someone has to do is get in, put the car in gear and drive off. (In one case I waited 22 minutes because in plain view on the car seat was a woman's purse.) Please be more careful.

You who do not have cars, don't be smug. I've seen cases where not only a big but also an open purse is lying on a wall right on the street, fully 10 feet behind women who were on pay phones and looking in the opposite direction. A man who lives on 24th Street was using a pay phone and left behind him on a refuse container an open wallet full of credit cards, while he stared at a blank wall.

There still are minor problems involving jostle and pick-

pocket activities at the Metro station, but between the Metro police and the city police it is under control. Please report suspicious persons in and around your buildings to your crime watch captain and the police. We all will appreciate your quick action.

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Playgroups Forming

Soggy Bottom Babies is forming spring and summer playgroups for children from 6 months to 3 years. Please call Debbie, 333-9159, if you wish to participate.

Dues \$7.00 Contribution Total Make checks payable to The Foggy Bottom Association & mail to: Richard Price 2555 Pennsylvania Ave., N.W. Washington, D.C. 20037	Mr. _____ Mrs. _____ Miss _____ <div style="display: flex; justify-content: space-between;"> Last Name First Name Initial </div> <hr/> <div style="display: flex; justify-content: space-between;"> Street Address Apt. No. </div> <div style="text-align: center;">Washington, D.C. 20037</div> <div style="display: flex; justify-content: space-between;"> Business Telephone Dues Year Ending June 30 1986 </div> <div style="display: flex; justify-content: space-between;"> Resident Telephone </div> <div style="text-align: center;">THE FOGGY BOTTOM ASSOCIATION</div>
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GWU Report

(continued from page 1)

The proposed Plan itself represents a quantum leap forward from the existing 1970 Plan. Representatives from the Foggy Bottom Association and the Advisory Neighborhood Commission (ANC) spent a great deal of time in early morning meetings with GWU, the DC Office of Planning and the DC Department of Public Works to assure that GWU was fully aware of community concerns and that we were aware of GWU's reasons for taking particular positions. Unlike many past projects where community members felt that GWU was attempting to take us by surprise, there have been full and frank exchanges of views on the current proposed Plan, along with periodic reports to the community at ANC and FBA meetings. Nevertheless, there is serious continuing disagreement on many issues which we feel would magnify the adverse impact of GWU on our community. We have agreed to disagree on certain issues discussed below and hope that the community and GWU will ask the city to focus on these key points. After a series of meetings, the time has come to take the entire matter to the residents of Foggy Bottom and West End.

We took to Mayor Marion Barry our concern that GWU would try to implement a Plan with few limitations or controls. The Mayor promised the ANC and the Foggy Bottom Association that GWU would be required to implement the highest quality Campus Master Plan. Mayor Barry further promised that this Plan would be highly detailed, provide only the minimum necessary flexibility for GWU and avoid both adverse impact on and further expansion into the community. We expect that the Mayor will want to carry out these promises, and that his staff will be receptive to what you have to say. This article focuses on serious deficiencies in the currently proposed Plan in its present form. (A copy of both the 1970 and proposed Campus Master Plans are available for review in the

ANC office. Please call 659-0011 for an appointment.)

Come to the FBA meeting and tell GWU what you think of their proposed Plan, but remember to express your opinions to the Board of Zoning Adjustment (BZA) and the public officials who oversee the BZA.

The official boundaries of GWU's campus are basically Pennsylvania Avenue on the north, 24th Street on the west, Virginia Avenue and F Street on the south and 19th Street on the east. The exceptions to this are the block with the IMF is excluded and Thurston and Mitchell Halls (south of F along 19th) are included.

Summary Of Adverse Impacts — And What You Can Do

GWU tells us that approval of its proposal as the new Campus Master Plan would "only be approval in concept" of many general points in the new Plan by the BZA. However, we can attest that the BZA and Zoning Commission have taken similar general statements in the present (1970) Campus Plan as the sole necessary authorization for turning a "concept" into a building. If these points are approved in the Plan, we have almost guaranteed we will lose the battles to come. If these points are taken out of the Plan, those battles will not need to be fought. Details summarized here are explained in full in the section below on The Proposed Campus Master Plan — point by point.

The proposed Plan would sharply increase the height and density of construction on the GWU campus by: (1) increasing the density GWU is allowed to construct (most easily explained as the number of stories they can build, but referred to as "Floor Area Ratio"); (2) increasing the allowed height on campus; (3) ignoring the fact that the new satellite Virginia campus of GWU could accommodate all of GWU's future expansion; and (4) allowing GWU to forever use their office buildings along Pennsylvania Avenue and 19th Street for income-producing purposes. GWU usually promised the District that, if GWU

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received the special dispensation or rezoning to construct a rental office building, that building would revert to classrooms or faculty and staff offices at the end of the initial lease period.

Please help us fight by writing or calling the Mayor and the City Councilmembers. Ask them to insist that the BZA (1) refuse to give GWU: (a) an increased Floor Area Ratio or (b) increased building height; (2) compel GWU to honor their promise to return some of the income-producing office buildings to educational uses; and (3) recognize and rely on the potential to expand GWU on the new Virginia campus.

There is almost no identification of what buildings and uses will be located where on campus. Approval of the proposed Plan would allow GWU to construct almost any type of use adjacent to the residences around the campus. Ask the Mayor and City Council to insist that the Plan show which specific buildings will contain what specific uses and where they will be located. Ask why the only "new" GWU housing will be conversions of existing non-GWU housing (The President, The West End and The Schenley). Ask why undesirable uses can still be located across the street from our neighborhood's residents.

G, H and Eye streets would be closed on particular blocks, all 200-plus parking spaces will be removed on those blocks, F Street would be made two-way with a loss of 35 more parking spaces since parking would only be possible on one side, bus routes would be dislocated, and traffic which now crosses campus would be forced to take such streets as E, F, and K and Virginia and Pennsylvania Avenues. Ask the Mayor why these adverse impacts are going to be imposed on a neighborhood where it is already nearly impossible to find parking, and where cars park illegally in front of hydrants and handicapped ramps.

Five elevated pedestrian walkways would be constructed. This would separate neighborhood pedestrians from those affiliated with GWU, and block our vistas down 21st, 22nd and H streets. Tell the Mayor, etc. that you don't want these walkways. There will still be no control over GWU uses off-campus elsewhere in our neighborhood. GWU now leases nearly 225,000 square feet of space off-campus, including a former apartment house-turned dormitory. Tell them you want controls placed on GWU uses off-campus.

Who To Call or Write

Send a letter, using either your own words or some of the information in this article, to: Ms. Carrie Thornhill, Chairman Board of Zoning Adjustment District Building 14th and E Streets, NW Washington, DC 20004

Also please call:
The Honorable Marion Barry
Mayor of the District of
Columbia
727-6319

Call these members of the City Council:

John Wilson	724-8058
David Clarke	724-8176
Hilda Mason	724-8072
Carol Schwartz	724-8045
Betty Ann Kane	724-8174
John Ray	724-8105

As a practical matter, the staff people in the offices we are asking you to call will *not* ask you for a detailed explanation. They will want you to tell them that you oppose the currently proposed George Washington University Campus Master Plan and support ANC 2A and the Foggy Bottom Association in improving that Plan.

Reason For An Updated Campus Master Plan

In 1983, the community strongly opposed the construction of the "F Street Support Building," a facility which concentrated truck deliveries, maintenance and trash services for GWU immediately adjacent to a densely populated portion of our neighborhood. We achieved a relatively sensitive building design and controls on the hours of operation. The community opposition also convinced the BZA to require that GWU prepare a new Campus Master Plan. Much of the conflict in that case, and earlier ones, related to whether

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the 1970 Campus Master Plan authorized construction of a particular type of building in a particular location.

GWU asserts that the 1970 Plan "set forth a flexible space and design framework that permitted details to vary along with changing circumstances." We contend that the 1970 Plan, as implemented, gave the GWU the "flexibility" to do anything GWU pleased because it almost totally lacked specific details and was extremely ambiguous as to how the few guidelines it contained would be applied. It was also out of date, having been approved 13 years earlier. While the BZA ultimately approved construction of the F Street Support Building, they agreed that the 1970 Plan was ambiguous and unclear and ordered GWU to prepare a new Campus Master Plan.

The Proposed Campus Master Plan — Point by Point

Increased height and density: One contention in the proposed Plan is that "the campus is bordered on all sides by dense development." While conceding that there are some apartments and condos to the south and west of campus, the proposed Plan states that "farther west is the residential neighborhood in Foggy Bottom, zoned R-5-B." We are neighborhood partisans, and believe that most of the residents would agree that the residential neighborhood goes considerably beyond just the row-houses. While many of us do live in high rises, the predominant overall character and ambiance is a mix of high and low rise structures, most of which are residential in character. While the differences could simply be dismissed as semantic, the GWU assertion lays the groundwork for its requests to increase the height

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and density of construction on campus.

GWU has obtained approval from the zoning authorities to construct a series of income-producing buildings on the eastern and northern edges of the campus. These buildings include:

Address	Building	Building Size (in square feet)
2100 Penn. Ave.	Joseph Henry Bldg.	
2122 Penn. Ave.	Joseph Henry Extension	359,000
1900 Penn. Ave.	Thomas Edison Bldg.	117,762
2000 Eye St.	Red Lion Row	572,489
600 19th St.	World Bank Annex	546,630
		664,231

What is important to remember is that, whenever GWU has had to come before the DC zoning authorities to ask for approval of these special exceptions or "Planned Unit Developments," GWU has asserted that approval of construction was critical because of: (1) the lack of a large GWU endowment; and (2) the need for the revenue these buildings would generate. Each time GWU has stated that, after an initial lease period, the buildings would revert to GWU use and be converted to faculty and staff offices and classrooms. *GWU now states that all of these buildings will remain as income-producing properties — not as GWU administrative offices or classrooms — and that the District must accept GWU "critical needs" for additional space and by the end of the Plan period, allow an increase in height and density for much of the remaining GWU campus.*

The GWU campus, other than those blocks with income-producing buildings, is largely a residential zoning district

(R-5-C). Under DC Zoning Regulations, universities are allowed only if they receive special approval by the Board of Zoning Adjustment. Those same regulations limit the overall density of a university campus to the maximum density allowed for residential uses

(3500 square feet of building for each 1000 square feet of land GWU owns, or what is called a 3.5 "Floor Area Ratio" or F.A.R.). However, a university gets the additional benefit of moving that density anywhere on its campus. *Thus, GWU used up some of these extremely large income-producing buildings. Now that much of this density has been used up, and GWU expects to almost reach its total ceiling by the end date of the proposed Plan, GWU wants an additional bonus from the city of more density.* According to their rationale, since the immediately surrounding ring of blocks allows greater density than is permitted on campus, the density of development on campus should be increased to an as yet unspecified level.

We feel that the present limitation of a 3.5 F.A.R. should continue. GWU, if it needs added space for university uses, has immediately available — on campus — over two million square feet of modern handicapped-accessible buildings which could be adapted to

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university uses. *This is nearly one-third of the total buildable space (over 6.3 million square feet) on the campus.* Furthermore, GWU recently announced pending construction of a satellite campus in Virginia which could readily accommodate its proposed expansion. (If

you are wondering how large a space we are talking about, the average one-bedroom apartment is about 650 square feet. The buildable space at GWU is therefore equivalent to 10,000 one-bedroom apartments.)

GWU has also requested approval "in principle" to increase the height on the core of the campus to 90 feet. While GWU says this will allow them

to design their buildings with more floor-to-floor space (for example, 14 feet between floors instead of 12), there are no zoning or building code controls which would in fact require the use of the added height in this way. While GWU may presently have every good intention to use their height in the manner GWU now offers, we believe that the Plan must not contain an added loophole without controls. *The proposed Plan further notes that GWU may need to request a height in excess of 90 feet.*

No identification of proposed facilities: The major element of a campus master plan is that it tells the community and city agencies precisely what the university intends to construct and where. In this area lie the greatest differences between the community representatives and GWU. While we would not expect GWU to be obligated to one and only one site for a very specific building which may require property GWU doesn't

yet own, we do feel that GWU can specify a rather specific use and a particular size and configuration of building *if* that building were to be constructed in a specific location. GWU, on the other hand, believes it is not possible to clearly project future university needs, and that a great deal of latitude is needed — even where GWU owns all of the land which would be involved in construction. While there will no doubt be strong community opposition to portions of the proposed Plan, *we feel that this Plan has the potential to be the guide for future GWU development which could eliminate most of the misunderstandings about university intentions which have created the conflict between the community and GWU.*

There are five categories of uses specified by GWU in the proposed Plan. These are:

- ☐ Investment properties (those referred to earlier).
- ☐ Medical, which includes

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hospital, clinics, medical school and library, parking and related support functions, including disinfection of hazardous waste.

□ Support, which includes some residential uses, athletic facilities, administrative offices, physical plant facilities, auxiliary services, parking and limited educational mixed use functions.

□ Residential/residential mixed use, which includes temporary and long-term housing, fraternities and sororities and integrated educational functions.

□ Educational mixed use, which includes classrooms, laboratories, libraries, student activities, faculty offices, parking, parks and open space and limited support functions.

The adverse impact of GWU proposals in these categories is as follows: The investment frontage would be increased by construction of another building between the Burns clinic and the Henry building on Pennsylvania Avenue. This would remove such neighborhood institutions as Mr. Henrys, Trieste, Day Lily and William Fox. For the balance of our discussion of these proposals, please refer to the map on pg. 1.

New medical uses would include the new clinic to the west of The President Condominium on Square 75, more inpatient facilities (presumably expanding the west front of the hospital), "replacement of outdated health care delivery facilities," and classroom and laboratory space. The actual location of each of these other uses is not specified, except that they will be along 24th Street between Eye and K streets immediately across the street from Foggy Bottom Mews, Jefferson House and nearby houses (Square 39 and Square 40). It should be noted that, although GWU steadfastly refuses to provide specific written details in the proposed Plan for which of these uses will be in which locations, GWU owns all of the properties involved.

Support uses would be constructed to the north of St. Mary's Court and to the south of St. Mary's Church (Square 42) across from the Bon Wit and Potomac Plaza Terraces, to the west of the Smith Center

(Square 57) on the 600 block of 23rd, to the east of The President Condominium (Square 75), on the site of the remaining houses north of the Academic Center on 22nd (Square 77), and atop the existing F Street Support building on the 2000 block of F (Square 103). Except for two small houses on Square 77, GWU again owns all the property involved. Those of us who remember the intense battle against the F Street Support Building know that GWU considers none of its facilities "undesirable," and we should be concerned that the proposed Plan again calls for locating support uses "on the periphery of the campus."

New residential uses in the proposed Plan are to be limited to acquisition and conversion of the President Condominium, the West End apartments (2124 Eye St.) and The Schenley (2121 H St.). We have no written guidance in the proposed Plan to show whether GWU will definitely construct any other housing on campus, instead of taking over existing housing. We also don't see any controls over possible GWU acquisition of other housing off-campus, just as GWU only last year took over the Riverside Towers Hotel on Virginia Avenue and some years earlier was only scared off by John Wilson's intervention from acquiring an apartment house on New Hampshire Avenue.

"Educational mixed uses" are shown all over the campus, with possible construction on the parking lots in Square 56, on Square 77 on top of the part of the Student Union, on Square 79 to the south of the Gelman Library and including the firehouse, on the balance of Square 101 to the south of Red Lion Row, on Square 102 in place of Bell, Stuart and Lisner (the old library) Halls, and on Square 103 in place of Quigley's, the fraternities and a landmark structure on the National Register of Historic Places, Underwood House. GWU provides absolutely no specific details on the particular uses to go in each location, despite their full ownership of three of the six sites.

Massive change in neighborhood character: We agree with GWU that its recent ef-

forts at plantings, small parks and streetscape improvement have been beneficial. However, the proposed Plan observes: "While these efforts generally have improved the campus setting, they have not succeeded in creating a strong sense of place. There is no demarcation between the University and its surroundings. As a result, although several thousand people pass through the campus daily either by car or on foot, they have little visual impression of entering or leaving the University. Many visitors, including prospective students and their families, have difficulty understanding where the campus begins and ends. Moreover, the George Washington University, unlike most other urban campuses, has no central outdoor gathering place or focal point. Thus, it is more difficult, especially in a busy downtown campus, for the University to create a sense of community among its students and faculty." With even the irony evident in that statement (to those of us who have been working to retain our community), GWU proposes three major changes to increase its sense of being a separate and distinct place from the residential community upon which it encroaches and form the business district which part of the campus so closely resembles. These are:

□ Closing many of the streets on campus.

□ Constructing second or third story walkways over the public streets.

□ Creating three-dimensional symbols, referred to in an earlier draft of the proposed Plan as pylons or posts, which would go on each corner in the core of the campus.

We feel the proposed street closings will have a significant adverse impact on our neigh-

borhood. Proposed for closing are G Street between 20th and 22nd, H Street between 20th and 21st and the western half of H between 21st and 22nd, and Eye Street between 20th and 21st.

Although GWU tells us that they really don't know which of the proposed closings will actually be applied for (except for Eye Street, on which GWU has filed an application), the proposed Plan calls for endorsement by the Board of Zoning Adjustment of all the closings. If these streets are closed, GWU's own traffic consultant reports that F Street will have to be made two-way between 19th and 22nd to help detour the traffic round campus. This, to allow adequate room for traffic to pass safely, will almost surely require that parking be eliminated on one side of F Street. There will also be traffic increases on E, F, K, 20th, 21st and 22nd streets and on Virginia and Pennsylvania avenues and questions of displaced bus routes and fire engine access to parts of our community. Not the least of the effects will be the elimination of some 240 of our present parking spaces, due to the closed streets and to reduced parking on F Street (by some 35 spaces) when it becomes two-way. These impacts on our community are clearly unacceptable when all they do is transfer traffic problems off-campus and sharply decrease neighborhood parking.

GWU proposes five elevated pedestrian walkways. These would be on the 700, 800 and 900 blocks of 22nd Street, the 800 block of 21st Street and the 2100 block of H Street. Washington was designed to have clear, unobstructed vistas down its streets and avenues. Much of the furor over the proposed Techworld Center on 8th Street

has been over the proposed bridge which would block the view between Mount Vernon Square and the National Gallery. Not only would the pedestrian walkways block our vistas, they separate us from the student pedestrian traffic, one of the major elements in our safety at night. Few of us are going to climb two stories simply to cross a street, so community residents would have limited use for the walkway system.

In addition to the potential pylons at street corners on the core of the campus, there are good proposals to increase the plantings along the streets and install the old-style streetlamps, benches and waste receptacles.

No controls over off-campus uses: As we mentioned earlier, GWU took over the Riverside Towers, on Virginia Avenue, for use as a dormitory. Many other GWU facilities are off-campus and spread GWU's impacts far beyond campus boundaries. We believe the Campus Master Plan must include controls over these uses as well. The other buildings housing GWU facilities in our midst are:

□ 908 New Hampshire (medical and support uses)

□ 812-814 20th -- the old Union Methodist Church (educational)

□ 2201 Va. Ave. -- Riverside Towers (dormitory)

□ 515 22nd St. (medical use and faculty offices)

□ 2112 F St. (medical)

□ Grant School (classrooms)

□ 1229 25th (medical clinic)

□ 2520 L St. (medical accounting offices)

□ other facilities in offices to the north of campus, elsewhere in the District and in the suburbs.

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25th Street required a hearing, all the rest required no special zoning approval. Did you know these buildings were used by GWU and that GWU can take over other "off-campus" buildings in the neighborhood?

Remember, we can't make these changes to the Campus Master Plan happen all by ourselves, we need your help.

Telephone Helpline Seeking Volunteers

CONTACT Washington, a metropolitan community telephone helpline is interviewing now for volunteers. We are recruiting volunteers in order to expand our daytime/night-time service. We need people who, with training, can be good phone listeners. Training is in communication skills and in dealing with specific problems such as loneliness depression, drugs, etc. We also need people who can be volunteer office helpers.

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Executive Board Approves Amendments to Bylaws and Changes in Dues

By Robert C. Brewster

The FBA Executive Board on May 5 approved proposed amendments to the Bylaws which rephrase the objectives of the FBA and create a new officer position, Membership Director. The Board also approved a change in dues from \$5.00 to \$7.00 per person. A proposal to change the name of the FBA was defeated. All actions were taken unanimously by the ten Executive Board members present: Ellie Becker, Kent Blumenthal, Bob Brewster, Holsey Handyside, Isabella Geppert, Beth Marcus, Richard Price, Dorothy Ohliger, Ed Schleifstein, and Grace Watson.

Each of the changes had been considered in previous Board meetings and had been discussed at the last members meeting in April. The Board's action is not final: both the change in dues (which, if approved, would become effective July 1, 1986) and the amendments must be approved by a majority of members present at a regular meeting. They will be discussed and voted on at the June 30 election meeting.

Dues have not changed since 1977. The proposed increase is to permit the FBA to expand and improve its activities; launch a more comprehensive membership drive; maintain

up-to-date computerized membership lists; obtain expert advice and counsel when required; and hire occasional secretarial help.

The Treasurer is now responsible for membership dues and membership lists as well as for all moneys and disbursements, including for the newspaper. We have been extremely fortunate in having able, dedicated persons to discharge these combined duties in the past, but we should not as an institution depend on always finding someone who has the time and talent to do both. The proposed amendments would remove membership duties (other than dues collection) from the Treasurer's responsibilities and assign them to a new Membership Director.

The proposed amendment to the statement of FBA objectives is designed to bring it up to date. As presently stated, the objectives are, *inter alia*, "to promote the restoration and rehabilitation of Foggy Bottom . . ." The proposed change deletes these objectives and adds preserving the residential character and promoting historic preservation.

The present wording of the Bylaws and the proposed changes to them are as follows:

Present Text

habilitation of Foggy Bottom and to further the civil, cultural, social and economic welfare of the community.

Section 9. Membership Roster.

It shall be the duty of the Treasurer to keep and maintain a current list of names, addresses, telephone numbers and dues payment dates of the members of the FBA, which shall be present and available for inspection by any member at any meeting of members; and which shall be available at other reasonable times for inspection by any member for any proper purpose.

ARTICLE II: MEMBERSHIP, DUES, MEETINGS

Section 7. Organization of Meetings.

Meetings of the members shall be presided over by the President; or in his absence, by the Vice President; or in the absence of both, by the first listed of the following who is available: The Secretary; the Treasurer; a chairman appointed by the President; a chairman chosen by vote of the meeting. The Secretary of the FBA, or in his absence, any person chosen by the person presiding shall act as secretary of the meeting.

ARTICLE III: EXECUTIVE BOARD

Section 1. Executive Board.

The property and affairs of the FBA shall be managed by its Executive Board, hereinafter referred to as the Board. The Board shall consist of thirteen voting members: four officers (the President, the Vice President, the Secretary, and the Treasurer); two ex officio voting

Proposed Change

and economic welfare of the Foggy Bottom/West End community; preserve and enhance the residential character of the community; and promote historic preservation in the area.

Section 9. Membership Roster.

It shall be the duty of the Membership Director to prepare and maintain a current list of names, addresses (including apartment numbers), telephone numbers, and dues payment dates of the members which shall be present and available for inspection by any member at any meeting of members; and which shall be available at other reasonable times for inspection by any member for any proper purpose.

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ARTICLE III: EXECUTIVE BOARD

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The property and affairs of the FBA shall be managed by an Executive Board, hereinafter referred to as the Board. The Board shall consist of thirteen voting members: five officers (President, Vice President, Secretary, Treasurer, and Membership Director); two ex officio voting

PROPOSED AMENDMENTS TO THE FOGGY BOTTOM ASSOCIATION BYLAWS (As Amended 1984)

Present Text

ARTICLE I: NAME, OBJECTIVES, BOUNDARIES, FISCAL YEAR

Section 2. Objectives.

The objectives of the FBA are to promote the restoration and re-

Proposed Change

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The objectives of the FBA are to further the civic, cultural, social

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Present Text

members (the Editor of the *Foggy Bottom News* and the Immediate Past President of the FBA); and seven at-large members.

ARTICLE IV: OFFICERS

Section 1. Officers.

The officers of the FBA shall be a President, a Vice President, a Secretary, and a Treasurer.

Section 4. Secretary.

The Secretary shall keep minutes of the meetings of members and of the Board; shall be custodian of the records of the FBA other than those required to be kept by the Treasurer; and shall issue notices of meetings as required by these Bylaws.

Section 5. Treasurer.

The Treasurer shall receive all moneys payable to the FBA, shall attend to all disbursements, and shall have charge of the funds of the FBA, subject to the discretion of the Board. The Treasurer shall keep and maintain appropriate records of all receipts and disbursements of the FBA.

At every regular meeting of members and whenever required by the Board, he shall render a statement of his accounts. He shall also maintain the roster of members required to be kept by Section 9 of Article II of these Bylaws.

Proposed Change

members (the Editor of the *Foggy Bottom News* and the Immediate Past President of the FBA); and six at-large members.

ARTICLE IV: OFFICERS

Section 1. Officers.

The officers of the FBA shall be a President, Vice President, Secretary, Treasurer, and Membership Director.

Section 4. Secretary.

The Secretary shall keep minutes of the meetings of members and of the Board; shall be custodian of the records of the FBA other than those required to be kept by the Membership Director and the Treasurer; and shall issue notices of the meetings as required by these Bylaws.

Section 5. Treasurer.

The Treasurer shall receive all moneys payable to the FBA, shall attend to all disbursements, and shall have charge of the funds of the FBA, subject to the discretion of the Board. The Treasurer shall maintain appropriate records of all receipts and disbursements of the FBA.

At every regular meeting of members and whenever required by the Board he shall render a statement of his accounts.

Section 6. Membership Director.

The Membership director shall maintain the roster of members required by Article II, Section 9 of these Bylaws. He shall also be responsible, with the assistance of the Treasurer and such other members as the President may designate, for the planning and carrying out of an annual membership drive.

To the editor:

April 24, 1986

The last Foggy Bottom (East End) Task Force meeting was held on January 21, 1986. Since that time, the Department of Public Works has been finalizing the Request for Proposals for the computer modeling study and actively pursuing relief for problem areas identified by the task force. The status of several task force issues are as follows:

□ At the November 7, 1985 meeting we announced that a new traffic signal would be added at the 27th and K Streets intersection. The signal will be installed this month. The new signal operation will allow motorists to go left from northbound 27th Street (from the Roosevelt Bridge) to Lower K Street (Georgetown), thus bypassing the 26th and L Streets intersection. Similarly, it will allow motorists from the lower K Street to turn right onto 27th Street to get to the Roosevelt Bridge area without using Foggy Bottom residential streets. Westbound K Street motorists will also be allowed to turn left onto 27th Street. With the new signal in place it will also be possible to create a relationship with the 25th Street signal to discourage the red light running now occurring at 25th Street.

□ Intersection improvements at 25th and K Streets, to improve pedestrian and vehicular circulation, are planned. However, the scheduling for implementation of this project has not yet been determined.

□ Letters have been sent to the Department of Public Works Parking Bureau and to the Police Department to encourage increased enforcement of parking and traffic regulations.

□ New higher intensity lights will be installed on the north side of the Whitehurst Freeway from 26th and K Streets to west of Key Bridge and underneath the freeway along lower K Street. Higher intensity lighting will also be installed at the ends of the two incomplete I-66 ramps to address safety issues at these locations.

□ To accommodate left-turn movements from Virginia Avenue to the Kennedy Center changes have been made to the signal phasing to allow for separation of traffic movement between the inner and outer circle at Virginia Avenue and 25th Street. This new phasing creates gaps in the traffic to accommodate the left-turn movement.

□ Progress is being made toward the implementation of a fence type barricade in the Virginia Avenue median. The barricade would encourage safe pedestrian movement and would replace the Jersey barriers.

□ In an effort to improve specific pedestrian movements around Washington Circle, traffic signal timing is being reviewed.

Other task force issues are being continuously investigated and further information will be provided to you. You will be notified of our next meeting to discuss issues concerning Foggy Bottom.

C. Bernard Gilpin
Administrator
DC Department of
Public Works

FBA & ANC Will Hold Joint Meeting on GWU Campus Plan

The Foggy Bottom Association and the Foggy Bottom/West End Advisory Neighborhood Commission 2A will hold a special joint meeting at 8:00 p.m., Tuesday, May 27, at St. Paul's Church to hear officials of The George Washington University explain their proposed Campus Plan for the Year 1985 through the year 2000.

The meeting follows the conclusion of a consultative process which has been going on since December, 1985. That process has involved periodic, joint meetings of representatives of the D.C. Office of Planning, the ANC, the FBA and the GWU to discuss and comment on the University's development proposals. In a step designed to inform the community at large about the Plan, the ANC and the FBA invited the University to make a general presentation on the Plan to a joint meeting of the two organizations on Tuesday, May 27.

In the weeks that follow that presentation both the FBA and the ANC will continue to study the Plan in detail and take positions with respect to it. Hearings will be conducted later in the year on the Plan, presumably by the Board of Zoning Adjustment. A copy of the Campus Plan is available in the West End Library. For more indepth information on the specifics of the Master Plan, see the cover story, "Report on Campus Master Plan, and a Call to Action."

Next ANC Meeting:

June 10, 1986
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